

## ARCHITECTURAL REVIEW BOARD

July 15, 198<sup>6</sup>~~7~~

MEMBERS PRESENT: Paul Cable  
Stewart Harrod  
Jouett Sheeting

MEMBERS ABSENT: Norm Dooley  
Richard Taylor

There being a quorum, the meeting was called to order by Chairman Cable.

A motion was made by Mr. Harrod to approve the minutes of the June 10, 1986 meeting as received, but to see if the motion on The Frankfort Publishing Company was explained more in detail. Mr. Sheeting seconded the motion which was approved unanimously.

Under Old Business, Gary and Leah Faulkner request approval for the removal of the front porch at 120 West Campbell. Keith Logsdon, Director of Planning and Inspections, stated that at the last meeting the Board had asked Mr. Faulkner to get several estimates for reconstruction of the front porch. He further stated that Mr. Faulkner had notified him that he had not been able to get any estimates and requested that this item be deferred to the next meeting. After a lengthy discussion, Mr. Sheeting made a motion to go ahead and hear this case. Mr. Harrod seconded the motion which was approved unanimously. Mr. Bill Scott, Historic of Frankfort, addressed the Board and stated that he would discourage the Board from approving this request. The Board discussed the four findings of fact: (1) Architectural significance - It is important to the area and is of a historic nature; (2) Physical condition - Was in a deteriorated condition but could possibly have been stabilized; (3) Cost of renovation - Do not have any estimates to consider this; and (4) Existing and potential usefulness and economic return - In its deteriorated state it would not have added to the property value but from the standpoint of the resale of the house, the porch could have added to the value of the house. Mr. Harrod made a motion to issue a Certificate of Appropriateness for the demolition of the front porch located at 120 West Campbell. Mr. Sheeting seconded the motion which was approved (2-1). Mr. Cable voted no.

Under New Business, the first item was a request from Gary and Leah Faulkner for approval for the demolition of a storage building at 120 West Campbell. Keith Logsdon gave the staff report. Mr. Logsdon showed several slides of the structure and stated that the storage building was located at the rear of the property. Mr. and Ms. Faulkner were present and stated that they wanted to tear the storage building down, because of termite and water damage, to uncover a brick floor to make a patio and landscape around it. Mr. Logsdon stated that no comments had been received from area property owners. There was no one in the audience in opposition to this request. Mr. Sheeting made a motion to issue a Certificate of Appropriateness for the demolition of a storage building at 120 West Campbell based on the following facts to be considered: (1) There is no architectural significance and no importance to the structure; (2) The physical condition is very poor; (3) The structure is not worth what it would

cost to be rebuilt; and (4) There is no economic return. Mr. Harrod seconded the motion which was approved unanimously (3-0).

The next item of business was a request from Jeff Jackson for approval for exterior remodeling of property located at 122 East Broadway (Jackson Antique Mall). Keith Logsdon gave the staff report and presented slides on this property. Mr. Jackson was present and stated that he wanted to remodel the building to closely resemble its original structure, more like a general store. He further stated that the building would be blue and light gray constructed of siding and wood. There was no one in the audience in opposition to this request and no comments received. Mr. Sheeting made a motion to issue a Certificate of Appropriateness for the remodeling of the property located at 122 East Broadway, known as the Jackson Antique Mall, with the provisions of: (1) a tin roof being added to the side porch; (2) the windows on the side shall be covered up solid with no cross bars; (3) bracket detailing shall be installed at the front cornice and Mr. Bill Scott, Historic of Frankfort, shall be contacted concerning this bracket detailing; and (4) all items concerned shall be presented to Mr. Logsdon prior to receiving a building permit. Mr. Harrod seconded the motion which was approved unanimously (3-0).

The next item of business was a request from Ken and Teresa Rollins for approval for the addition of a deck and side entrance to property located at 205 West Todd Street. Keith Logsdon gave the staff report and stated that the proposed work will be at the side and rear of the property, with the removal of an existing window to create a side door, so as to not take away from the historic character of the house. Mr. Logsdon further stated that the the walkway should be at least 7 feet from the property line. Mr. and Mrs. Rollins were present. Mr. Rollins stated that there would be no top on the deck and almost all of the proposed construction would be at the rear of the property. He further stated that the walkway would be off the kitchen. There were no comments received from area property owners and there was no one present in the audience to speak in opposition of this request. Mr. Harrod made a motion to issue a Certificate of Appropriateness for the addition of a deck and side entrance for the property located at 205 West Todd Street, with the stipulation that the walkway is 7 feet from the existing property line. Mr. Sheeting seconded the motion which was approved unanimously (3-0).

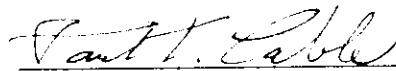
The next item of business was a request from Mr. Louis Metcalf, Jr. for the approval for the demolition of a rear portion of the property located at 323 East Third Street. Keith Logsdon gave the staff report. Mr. Logsdon showed a slide of this structure and stated that Mr. Charles M. Porter, Architect, was present. He also stated that the Code Enforcement Officer was asked to look at the rear portion of this building and found it to be in a very deteriorated state. Mr. Porter stated that this was a project for the Frankfort/Franklin County Housing Assistance Corporation. He further stated that Mr. Metcalf had talked with surrounding neighbors and no one was in oppositon of this demolition. Mr. Harrod made a motion to issue a Certificate of Appropriateness for the demolition of the rear portion of the property located at 323 East Third Street based on the four factors to be considered for a demolition request: (1) There is no valid historical character; (2) The physical condition of the building is deteriorated; (3) The cost of renovation is prohibitive; and (4) The potential usefulness and economic return of the building is none, due to the interior deteriorated condition. Mr. Sheeting seconded the motion which was approved unanimously (3-0).

The last item of business was a request from Mr. Louis Metcalf, Jr. for the approval for new construction and rehabilitation of the property located at 323 East Third Street. Mr. Charles M. Porter, Architect, stated that H & R Home Improvements would be applying the siding. He further stated that there would be no false shutters or inappropriate window sash. He also stated that the new windows that would be added to the rear of the property would be wood sash, no vinyl, with grilles 6 over 6, and that all replacements are characteristic to the style of the existing house not being torn down. Mr. Sheeting made a motion to issue a Certificate of Appropriateness for the renovation and remodeling of the front and rear sections of the property located at 323 East Third Street in accordance with the guidelines that have been set for the application of vinyl siding and the presentation by the architect to the Board. Mr. Harrod seconded the motion which was approved unanimously (3-0).

Under Staff Discussion, Mr. Logsdon stated that several months ago the Board advised the staff that if something looked in danger of being a safety hazard that the Staff could allow it to be torn down to avoid a potential safety problem. He further stated that Mr. Pat Kennedy, 213 East Third, asked to be permitted to tear down the back portion of a shed and this was granted.

Also, Mr. Logsdon advised the Board that the staff was going to make a proposal, pertaining to publicity of the Board, to streamline items on the Board and that can also be used as a P-R tool to publicize to the community what this Board does. He also stated that it was not the intention to remove any decision-making from the Board but to possibly remove some items that the Board rules on continuously. Mr. Logsdon stated that he would get guidelines to each Board Member to review before the next meeting.

Mr. Harrod made a motion to adjourn. Mr. Sheeting seconded the motion.

  
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Paul Cable, Chairman